



Agricultural Land Commission
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November 14, 2011

Reply to the attention of Liz Sutton
ALC File: 52396

Sheila MacKenzie
6675 Westsyde Road
Kamloops, BC
V2B 8N7

Dear Ms. MacKenzie

Re: Application for Non-Farm Use in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # **336/2011** outlining the Commission's decision as it relates to the above noted application.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact your Local Government.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink that reads 'Liz Sutton'. The signature is written in a cursive, flowing style.

Brian Underhill, Executive Director

Enclosure: Minutes

cc: City of Kamloops (ALR 00030)
BC Assessment

LS/
52396d1



A meeting was held by the Provincial Agricultural Land Commission on October 26, 2011 in Burnaby, B.C.

PRESENT:	Gordon Gillette	Chair
	Lucille Dempsey	Commissioner
	Jerry Thibeault	Commissioner
	Jim Collins	Commissioner
	Denise Dowswell	Commissioner
	Liz Sutton	ALC Staff
	Colin Fry	ALC Staff

For Consideration

Application: 52396
Applicant: Sheila MacKenzie
Proposal: To include non-farm use on an existing farm as part of agri-tourism. The applicant would like to include a commercial kitchen to facilitate cooking lessons, "farm to plate" eating, and catering as part of Rainbow's Roost Farm.
Legal: Lot 1 Section 4 Township 22 Range 17 West of the 6th Meridian Kamloops Division Yale District Plan KAP52207
Location: Kamloops, BC

Site Inspection

No site inspection was conducted.

Sheila MacKenzie confirmed that the staff report dated September 12, 2011 was received and no errors were identified.

Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

Discussion

Assessment of Agricultural Capability

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI) system.

The agricultural capability of the soil of the subject property is:

- 80% Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.
- 20% Class 5 – Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.

With limiting subclasses of topography, stoniness, and inundation.

Assessment of Agricultural Suitability

The Commission assessed whether external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. The Commission does not believe there are external factors that render the land unsuitable for agricultural use.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission does not believe the proposal would impact existing or potential agricultural use of surrounding lands. The Commission notes that the proposed non-farm use would take place within the footprint of an existing structure on the property and activities would encourage “farm to plate” education.

Conclusions

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application is suitable for agricultural use.
3. That the proposal is consistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

IT WAS

MOVED BY: Commissioner Gordon Gillette
SECONDED BY: Commissioner Denise Dowswell

THAT the application be approved.

AND THAT the approval is subject to the following conditions:

- the commercial kitchen must remain within the footprint of the proposed existing structure.

- approval for non-farm use is granted for the sole benefit of the applicant and is non-transferable.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

CARRIED
Resolution # 336/2011